

November 29, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 28, 2000

The following item is scheduled for the December 5, 2000 City Council Meeting

Final Plat: The Lakes of Preston Vineyards Villages, Phase 4
Applicant(s): Douglas Properties, Inc.

DESCRIPTION:

71 Two Family lots (142 units) on 22.0± acres on the south side of future Rolater Drive, 500± feet east of Hillcrest Road. Zoned Planned Development-38-Multi-Family-2. Neighborhood #25.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Final acceptance of Rolater Drive prior to final acceptance of The Lakes of Preston Vineyards Villages, Phase 4.

JW/sg

cc: Richard Hovas 972-226-1946
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.:	2e
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REMARKS:

The final plat shows 71 lots (142 units) developed to Two Family standards. Two Family is a permitted use by right in the Multi-Family district. This development is adjacent to an existing two family subdivision and is the last phase of the Lakes of Preston Vineyards Villages. The Subdivision Ordinance requires two points of access for emergency access and for traffic circulation purposes. The plat shows three points of access -- one from an existing subdivision, The Villages of Preston Vineyards - Phase 3; one from a proposed subdivision, Parkside Estates No. 2; and one from proposed Rolater Drive. The construction of this phase should be done in such a manner as to provide for a least two points of access at all times. A six-foot masonry wall with landscaping will screen lots backing to Rolater Drive.

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